

# HOME



**Chelmsford**  
**£200,000**  
**1-bed top floor apartment**

## Lyttleton House

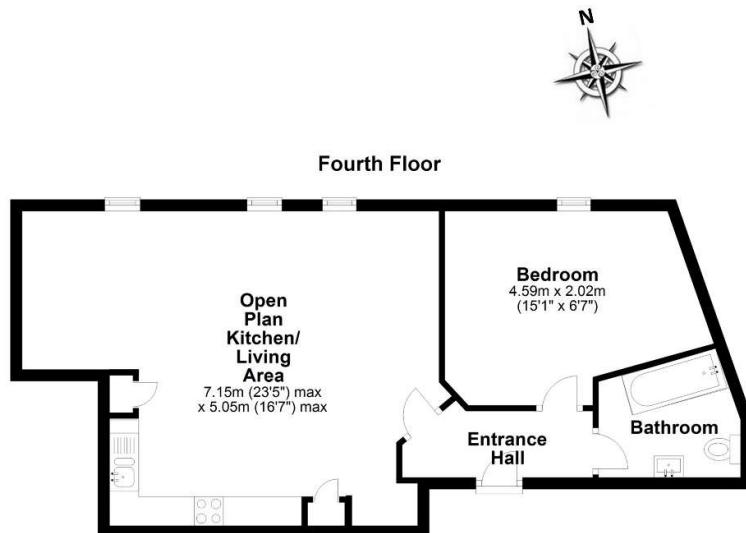
This immaculate top floor apartment in Chelmsford, Essex is the ideal property for first time buyers or investors. With 1 bedroom, 1 bathroom, and a spacious open plan living area, this property offers modern living in a convenient city centre location. The apartment features a fitted kitchen, gas central heating, allocated parking, and a long lease remaining, making it a hassle-free investment. Located just a 0.3 mile walk to Chelmsford station, commuting to London or other major cities is a breeze.

In addition to its convenient location, this property is surrounded by multiple shops and restaurants, making it easy to enjoy all that city living has to offer. Whether you're looking for a quiet evening in or a night out on the town, this apartment provides the perfect balance of comfort and convenience. Chelmsford, Essex offers a range of activities and attractions for residents and visitors alike, making it a vibrant and exciting place to live. Don't miss out on the opportunity to make this top floor apartment your new home!

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

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APPROX INTERNAL FLOOR AREA

56 SQ M 599 SQ FT

This plan is for layout guidance only and is

NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

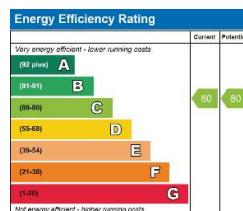
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HOME

### Features

- Allocated parking
- Top floor apartment
- City centre location
- Long lease remaining
- Open plan living area
- Fitted kitchen
- 0.3 Mile walk to Chelmsford station
- Multiple shops & restaurants within walking distance
- Ideal first time purchase or investment!
- Gas central heating

### EPC Rating



### Leasehold Details

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,621.27.

Lease length: 125 years from 1/1/2016, expiring on 31/12/2141 with 117 years remaining.

Ground rent: £494 per annum. The ground rent is reviewed every fifth year of the term.

Service charge: For 1/1/26 - 31/12/26 is £1,626.00. The service charge is reviewed annually and paid bi-annually.

### The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

